

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
N. side of Fairbanks Drive, 553 ft.
W. of the centerline of Spring Knoll Court * DEPUTY ZONING COMMISSIONER
8th Election District
3rd Councilmanic District * OF BALTIMORE COUNTY
1146 Fairbanks Drive
Clement D. Erhardt, III, et ux. * CASE NO. 99-423-A
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by Clement D. Erhardt, III and Melanie Erhardt, his wife, property owners, for that property known as 1146 Fairbanks Drive in the Seminary Overlook subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (deck) with a rear yard setback of 12 ft. in lieu of the minimum required 26 ¼ ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

Date

6/1/99

By

[Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of June, 1999 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (deck) with a rear yard setback of 12 ft. in lieu of the minimum required 26 ¼ ft, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 6/1/99

By H. Jameson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 1, 1999

Mr. Clement D. Erhardt, III
1146 Fairbanks Drive
Lutherville, Maryland 21093

RE: Petition for Administrative Variance
Case No. 99-423-A
Property: 1146 Fairbanks Drive

Dear Mr. Erhardt:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1146 FAIRBANKS DRIVE
which is presently zoned D.R.2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.2.9 (VB 5.9, CNDP) 301

To allow an open projection (deck) with a rear yard setback of 12 ft. in lieu of the minimum required 26' 4" ft.,

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9 day of April that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-423-A

Reviewed By [Signature] Date 4-27-

Estimated Posting Date 5-9-99

X WITH THE ENJOYMENT OF ADJOINING PROPERTY OWNERS. NO HOMES SIT BEHIND US FOR OVER 100 YARDS. MOREOVER, THESE HOMES ARE IN A DIFFERENT NEIGHBORHOOD THAT IS SOME 30 FEET HIGHER THAN OUR HOME. FURTHER, OUR HOME IS SHIELDED FROM THOSE HOMES BY A HILL, FOREST BUFFER AND THE ABOVE ELEVATION. The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1146 FAIRBANKS DRIVE
Address
LUTHERVILLE MD 21093
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

AN ADMINISTRATIVE VARIANCE IS SOUGHT SO THAT WE MAY BUILD A DECK BEHIND OUR HOME. ONLY ONE AREA OF THE HOME IS SUITABLE: IN THE RIGHT REAR CORNER EXITING FROM THE KITCHEN AND BEHIND THE MASTER BEDROOM. THE DECK CANNOT BE IN THE LEFT REAR OF THE HOUSE BECAUSE IT WOULD COVER THE BASEMENT AREA WALK WELL. NOR COULD IT BE IN THE CENTER REAR OF THE HOME BECAUSE NO ACCESS FROM THE HOME IS POSSIBLE. UNFORTUNATELY, CURRENT SETBACK REQUIREMENTS WOULD ONLY PERMIT THE CONSTRUCTION OF A 4 FOOT WIDE DECK ON THE RIGHT REAR OF THE HOUSE. THE SETBACK AT ISSUE IS TO THE REAR PROPERTY LINE.

AS SEEN IN THE PHOTOS, THE VARIANCE WILL NOT IN ANY WAY INTERFERE

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Melanie A. Erhardt
Signature
MELANIE A. ERHARDT
Name - Type or Print

Clement D. Erhardt III
Signature
CLEMENT D. ERHARDT
Name - Type or Print
III

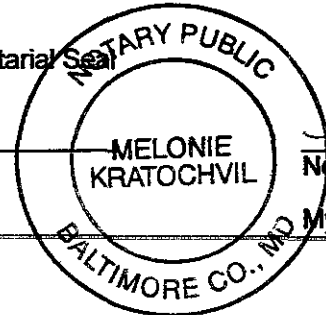
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Melanie A. Erhardt and Clement D. Erhardt III
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

4-26-99
Date



Melonie Kratochvil
Notary Public
My Commission Expires 2-14-00

REU 09/15/98

My Comm. Exps.
Feb. 14, 2000

** FOR ALL THOSE REASONS, A VARIANCE SHOULD NOT CREATE ANY CONTROVERSY WITHIN OR WITHOUT THE NEIGHBORHOOD.

*INTERFERE WITH THE ENJOYMENT OF ADJOINING PROPERTY OWNERS. NO HOMES SIT BEHIND US FOR OVER 100 YDS. MOREOVER, THESE HOMES ARE IN A DIFFERENT

Affidavit in Support of Administrative Variance

OUR HOME. FURTHER, OUR HOME IS SHIELDED ~~BY~~ FROM THOSE HOMES BY A HILL. The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

1146 FAIRBANKS DRIVE
Address
LUTHERVILLE MD 21093
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

AN ADMINISTRATIVE VARIANCE IS SOUGHT SO THAT WE MAY BUILD A DECK BEHIND OUR HOME. ONLY ONE AREA OF THE HOME IS SUITABLE: IN THE RIGHT REAR CORNER EXITING FROM THE KITCHEN AND BEHIND THE MASTER BEDROOM.

THE DECK CANNOT BE IN THE LEFT REAR OF THE HOUSE BECAUSE IT WOULD COVER THE BASEMENT AREA WALK WELL. NOR COULD IT BE IN THE CENTER REAR OF THE HOME BECAUSE NO ACCESS FROM THE HOME IS POSSIBLE. UNFORTUNATELY, CURRENT SETBACK REQUIREMENTS WOULD ONLY PERMIT THE CONSTRUCTION OF A DECK ON THE RIGHT REAR OF THE HOUSE, THE SETBACK AT ISSUE IS TO THE REAR PROPERTY LINE.

AS SEEN IN THE PHOTOGRAPHS, THE VARIANCE WILL NOT IN ANY WAY *

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Melanie A. Erhardt
Signature

MELANIE A. ERHARDT
Name - Type or Print

Clement D. Erhardt III
Signature

CLEMENT D. ERHARDT III
Name - Type or Print

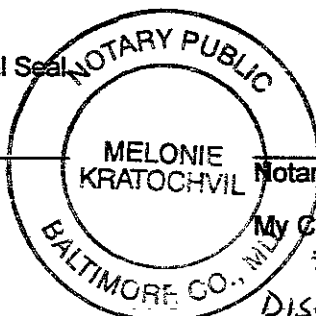
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Melanie A. Erhardt and Clement D. Erhardt III
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

4-26-99
Date



Notary Public

My Commission Expires 2-14-00

REC 09/15/98

My Comm. Exps. Feb. 14, 2000
REASONS, A VARIANCE SHOULD NOT CREATE ANY CONTROVERSY WITHIN OR WITHOUT THE NEIGHBORHOOD.

** A FOREST BUFFER, AND THE ABOVE DISCUSSED ELEVATION, FOR ALL THOSE



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1146 FAIRBANKS DRIVE
which is presently zoned D.R. 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.2.9 (VB 59, CMPD) 301

To allow an open projection (deck) with a rear yard setback of 12 ft. in lieu of the minimum required 26 1/4 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-423-A

REV 9/15/98

Reviewed By [Signature]

Date 4-27-99

Estimated Posting Date 5-9-99

5/24

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 1146 FAIRBANKS DRIVE

BEGINNING AT A POINT ON THE NORTH SIDE OF FAIRBANKS DRIVE WHICH IS 50 FEET WIDE AT A DISTANCE OF 553 FEET WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET SPRING KNOLL COURT WHICH IS 50 FEET WIDE. BEING LOT #11, BLOCK D ON A PLAT ENTITLED "SEMINARY OVERLOOK, FIRST AMENDMENT OF PART OF PLAT 3", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK SM NO. 65, FOLIO 8 CONTAINING 19,710 SQUARE FEET (.45 ACRE). ALSO KNOWN AS 1146 FAIRBANKS DRIVE AND LOCATED IN THE 8TH ELECTION DISTRICT, 3RD COUNCILMANIC DISTRICT.

423

99-423-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item No. 423 066469

DATE 4-27-99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mr. & Mrs. Ehrhardt

FOR: Residential Variance Filing Fee
at 1146 Fairmount Pk. (2/093)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

DATE 04/27/1999 TIME 09:30:59
CASHIER JOE JIM BROWNE
520 JONES WALKER
RECEIPT # 09295
CR NO. 066469

Receipt for 50.00
\$50.00 OK
Baltimore County, Maryland

09-423-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE Case No 99-423-A

Petitioner/Developer C. ERHARDT, III, ETAL

% P.M. O'KEEFE

Date of Hearing/Closing 5/24/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #1146 FAIRBANKS DR.

The sign(s) were posted on

5/7/99
(Month, Day, Year)

Sincerely,

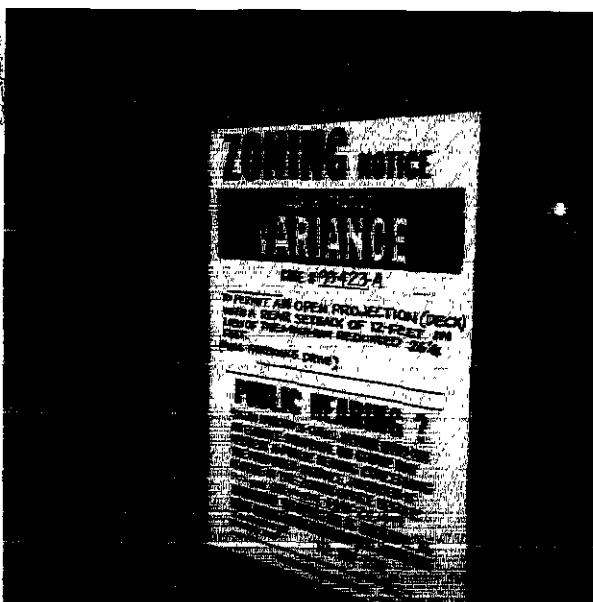
Patrick M. O'Keefe 5/8/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



#1146 FAIRBANKS
CLEMENT ERHARDT, III ETAL
5/7/99 CL- 5/24/99

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 423 -A Address 1146 Fairbanks DR.
Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4-27-99 Posting Date: 5-9-99 Closing Date: 5-24-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 423 -A Address 1146 Fairbanks DR.
Petitioner's Name Erhardt Telephone ^(Day) (410) 659-4464
Posting Date: 5-9-99 Closing Date: 5-24-99
Wording for Sign: To Permit an open projection (deck) with a rear yard
Setback of 12ft. in lieu of the minimum required 26' 1/4 ft.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-423-A

Petitioner: Erhardt

Address or Location: 1146 Fairmount Dr., Lutherville, Md,
21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: _____

Telephone Number: (410) 583-2313 (Day-Home)
" 659-4464 (Bus)

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 24, 1999

Mr. Clement D. Erhardt, III
1146 Fairbanks Drive
Lutherville, MD 21093

RE: Case No.: 99-423-A
Petitioner: Erhardt
Location: 1146 Fairbanks Dr.

Dear Mr. Erhardt:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 27, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



A.V.
5/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: May 10, 1999

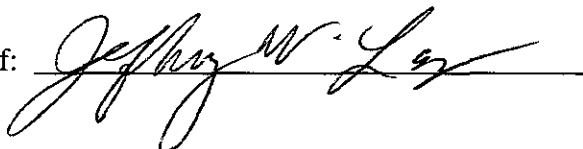
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 423, 424, 425, 427, 430, 432 and 433

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 17, 1999

FROM: *But* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for May 17, 1999
 Item Nos. 423, 424, 425, 427, 429,
 431, 432, and 433

(Item Nos. 426 and 434 were BLANK.)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

MAY 7, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 19, 1999

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEMS:

423, 434, 435, 437, 438, 439, 431, 432, 433

REVIEWER: LT. PERR TAYLOR
Fire Marshal Office, PHONE 887-4881, MS-11029

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 5.6.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 423

JJS

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

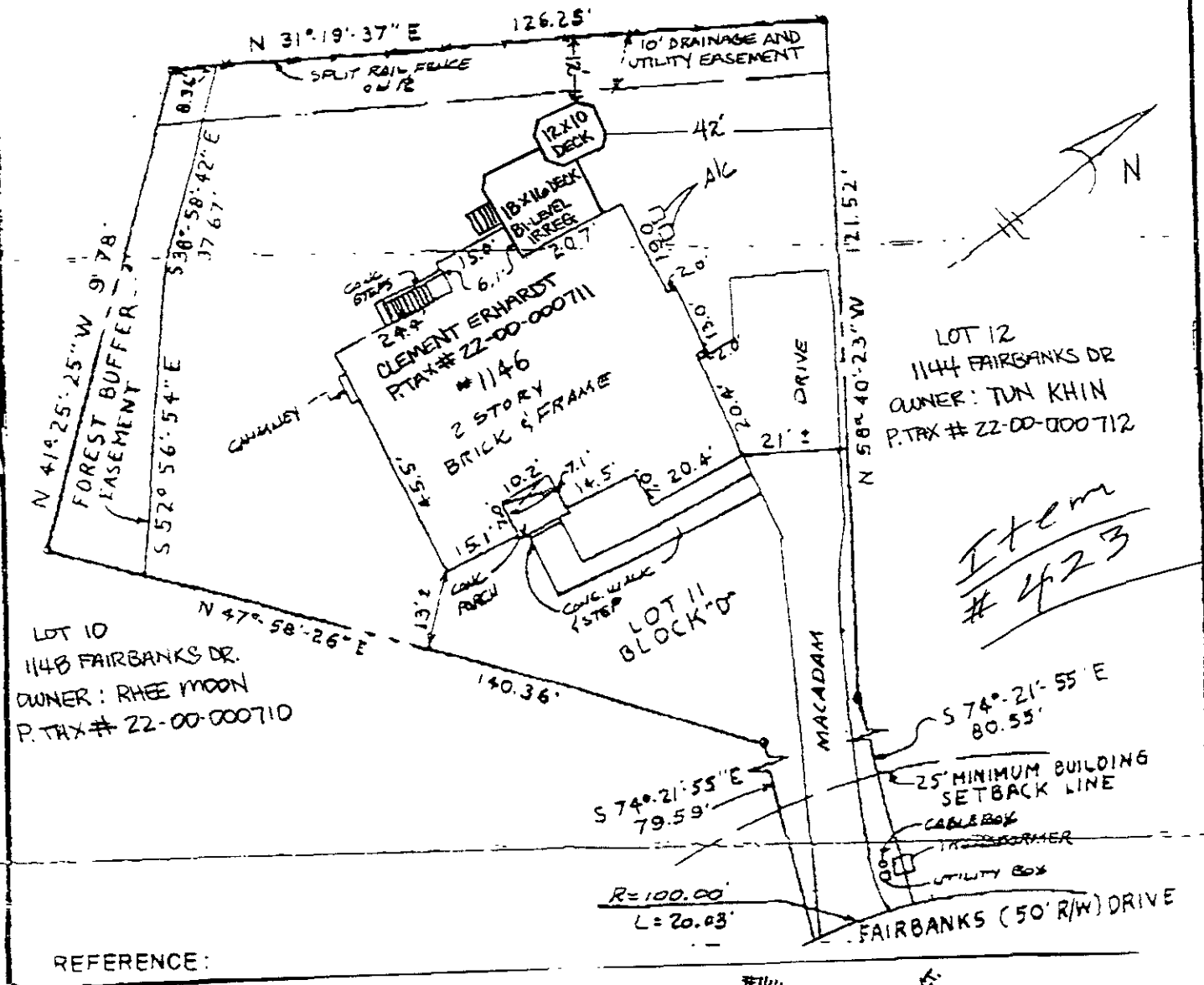
My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

NOTE:

The property shown hereon does not lie within any 100 year Flood Boundary shown on National Flood Insurance Program Flood Insurance Rate Map for Baltimore County, Maryland, Community Panel Number 240010 0245, effective date February 2, 1989, but does lie within zone of area of minimal flooding shown on said map



OWNER: CLEMENT ERHARDT
 ADDRESS: 1146 FAIRBANKS DR.
 LUTHERVILLE MD 21093

SUBDIVISION: SEMINARY OVERLOOK

PLATBOOK: S.M. 65

FOLIO: DOB

BLOCK: D

LOT: 11

COUNCIL DIST: 3 // 1"-200' MAP #: NW 12-B

ELECTION DIST: B // ZONING: D.R. 2

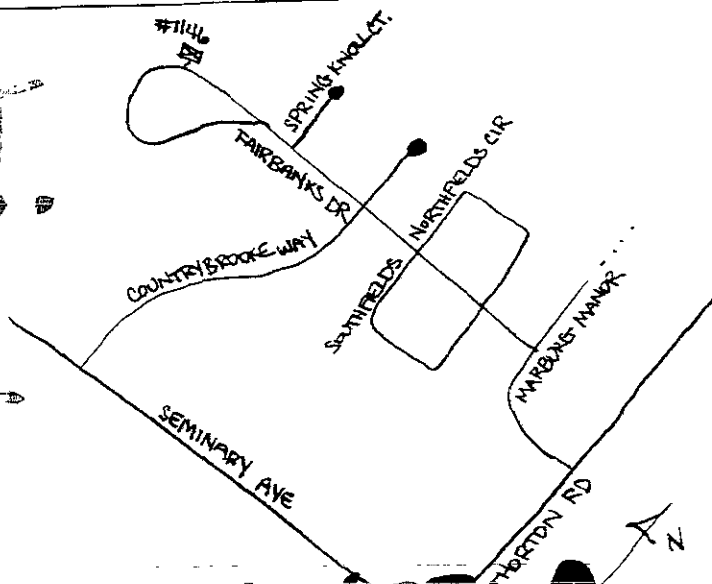
PUBLIC WATER & SEPTIC

NOT CRITICAL AREA

NO PRIOR HEARINGS

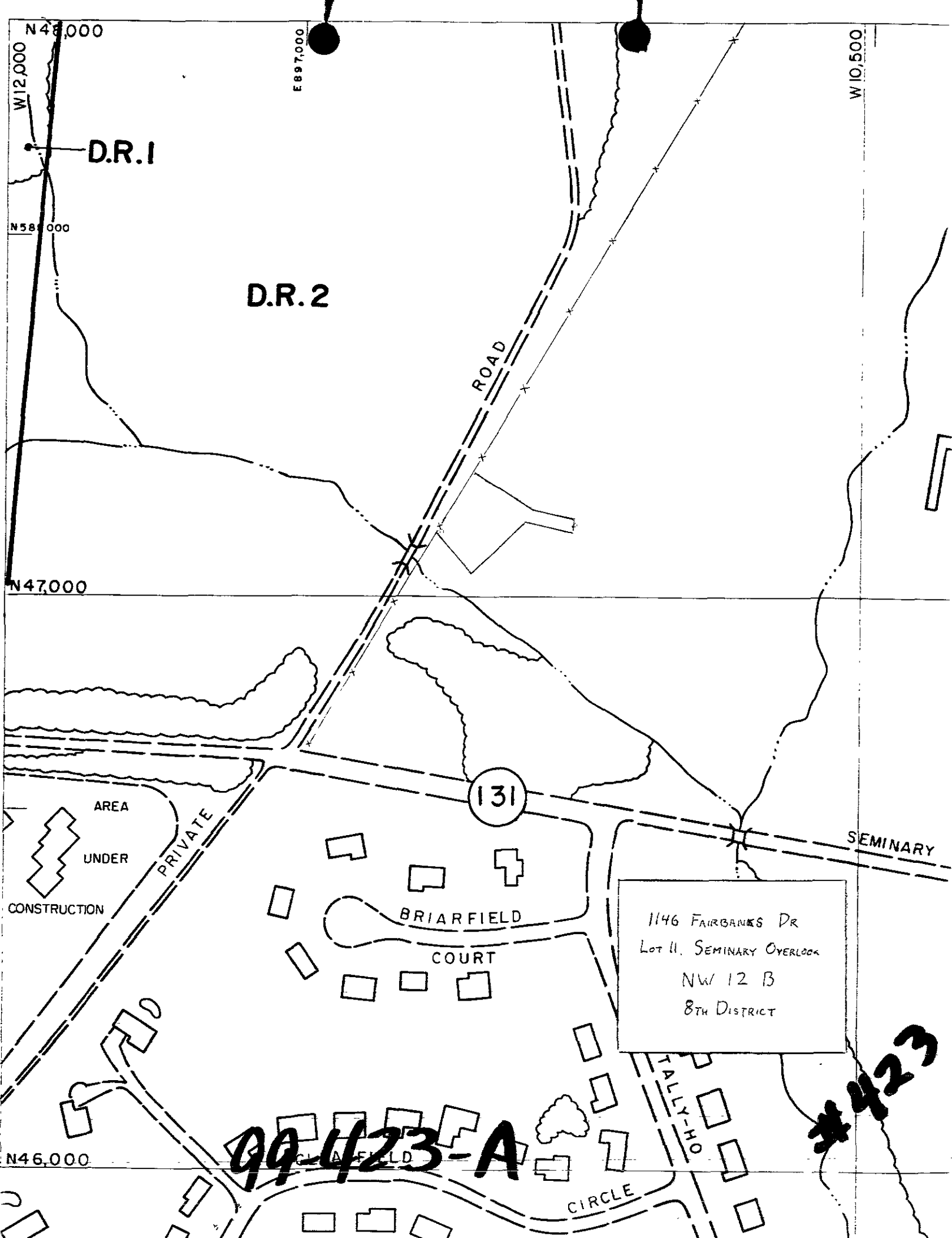
LOT SIZE
19710 sq ft
.45 ACRES

PETITION



Scale: 1" = 30'

99-423-A



N48,000

E897,000

W10,500

W12,000

D.R.1

N58,000

D.R.2

ROAD

N47,000

131

AREA
UNDER
CONSTRUCTION

PRIVATE

SEMINARY

1146 FAIRBANKS DR
LOT 11, SEMINARY OVERLOOK
NW 12 B
8TH DISTRICT

BRIARFIELD
COURT

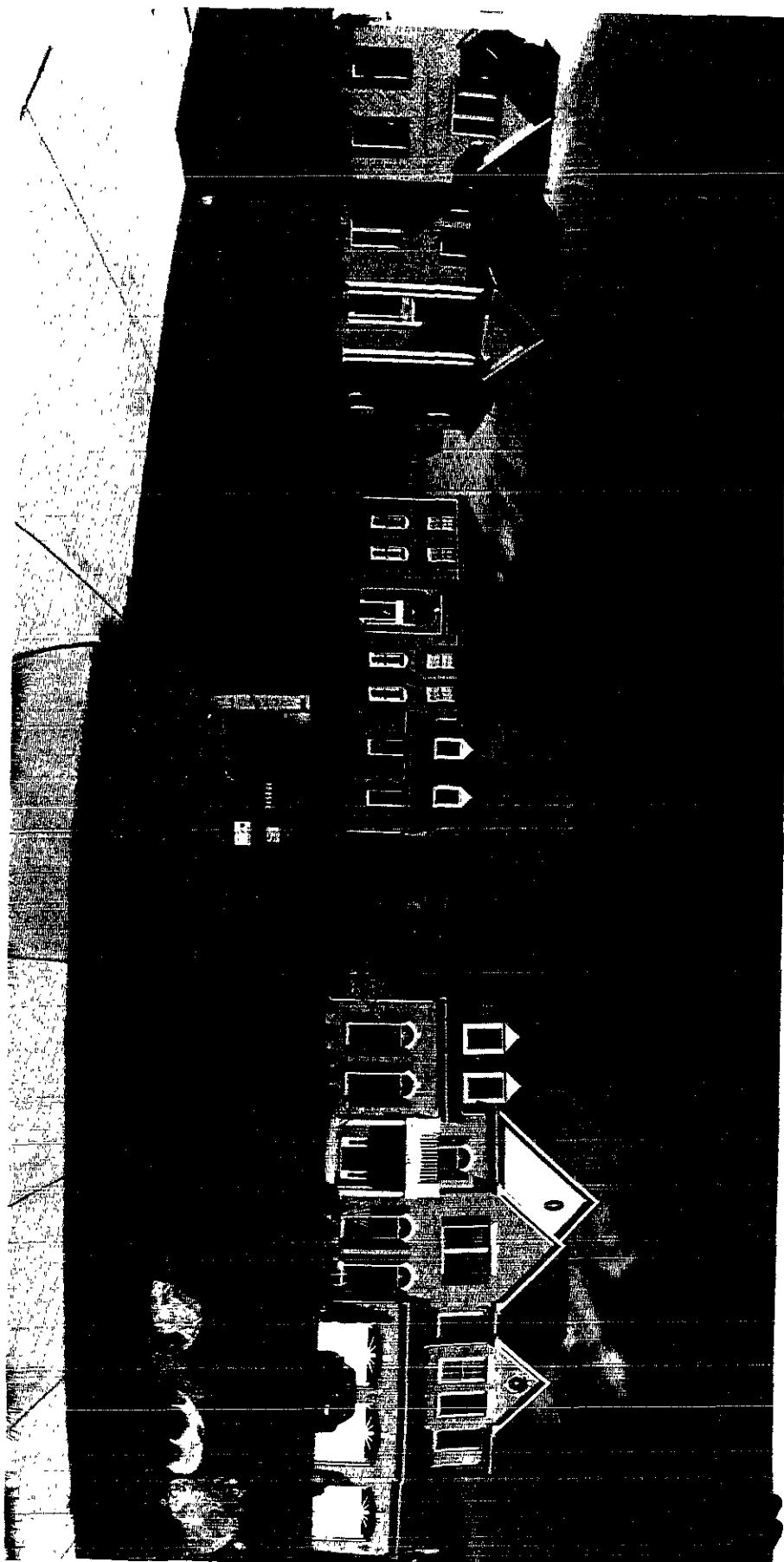
N46,000

99-423-A

#423

CIRCLE

TALLY-HO



front

1423

B.A



FTW
Proposed

23-A



#423
Proposed

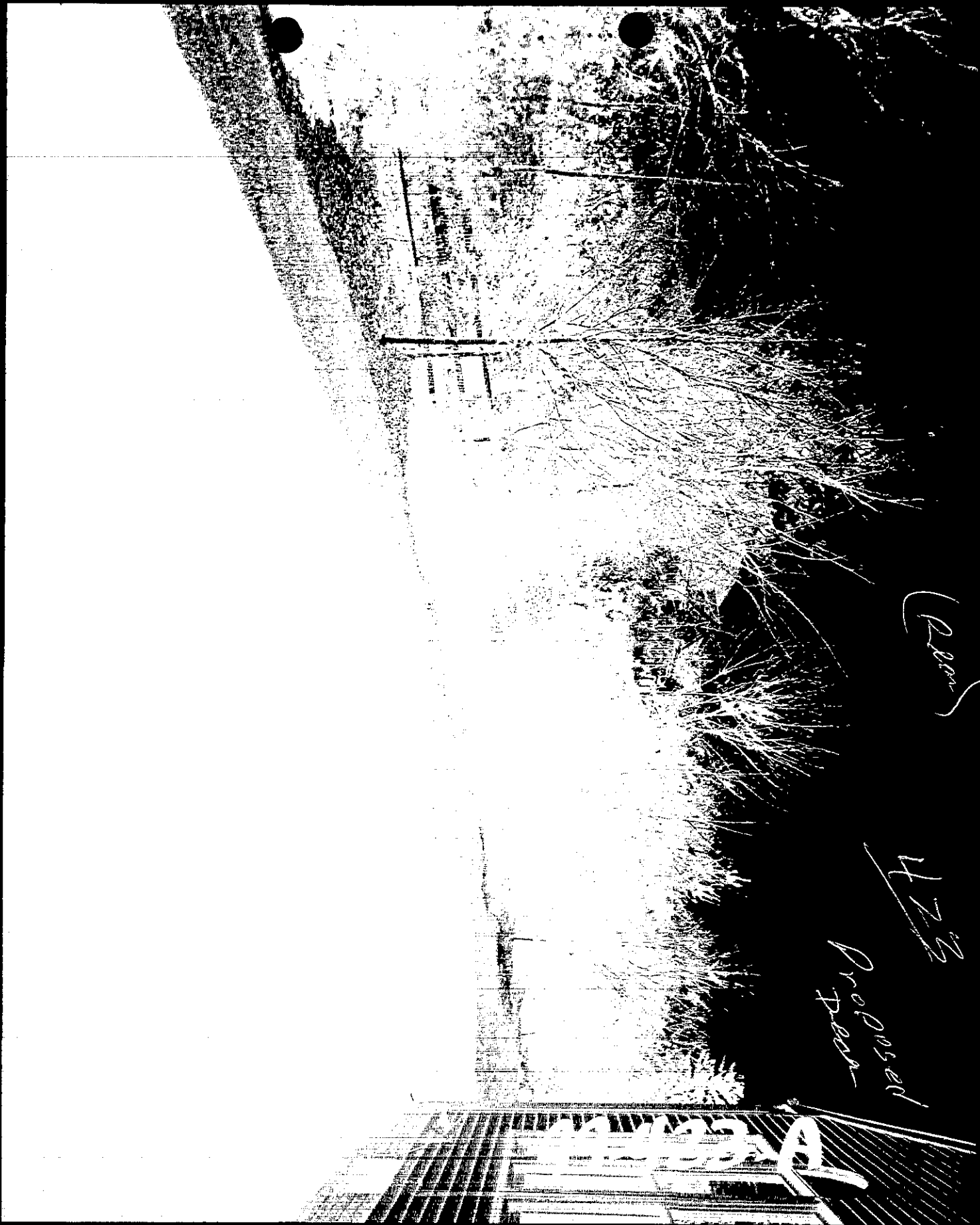
99-423-A

423

POB

Tract boundary

99.423-A



(2000)

1473

Proposed
Produce



423
Proposed Deck
Bottom of Hill.

423-A

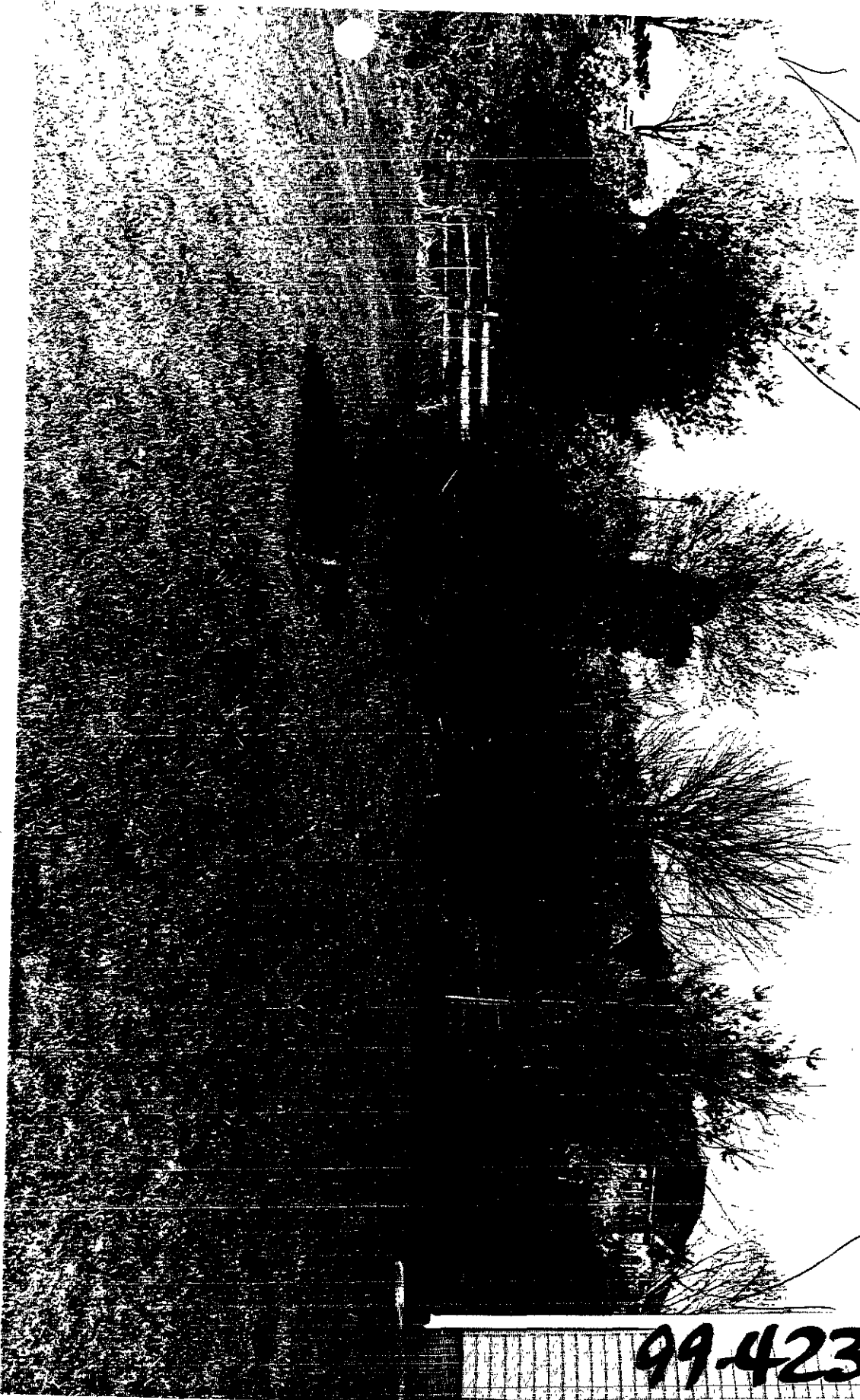
Hill Spring DM

423

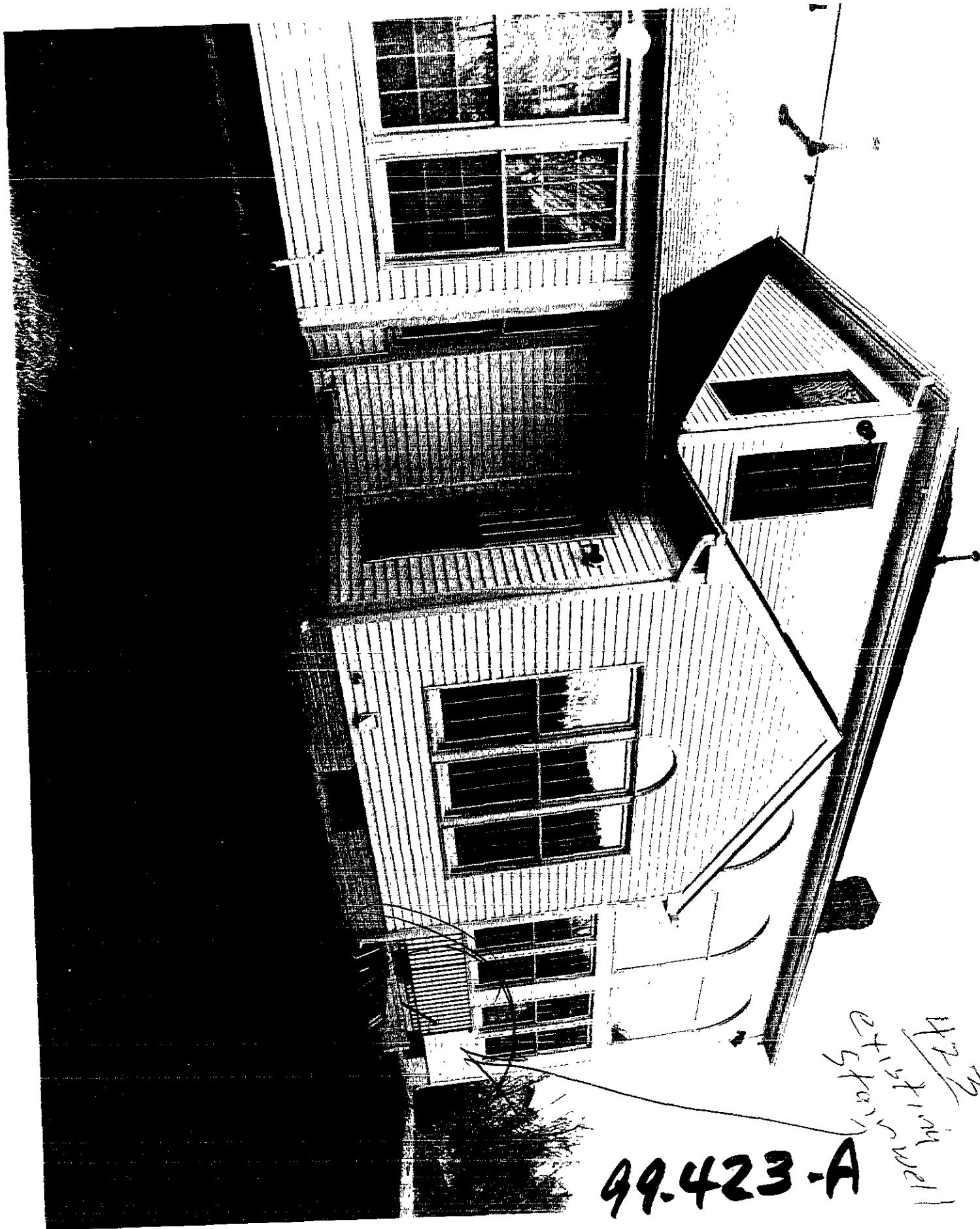
Hill

Deck ground corner

99-423-A



4/23
Proceed
back



99.423-A

4/23/99
extension well
extension



#122

MICROFILMED

SCALE		LOCATION		SHEET	
1" = 200' ±		LUTHERVILLE		N.W.	
DATE OF PHOTOGRAPHY JANUARY 1966				12-B	

99-423-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP